



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

July 20, 2020

Commissioner Ken R. DeMerchant
Fort Bend County Precinct 4
12919 Dairy Ashford Road
Sugar Land, Texas 77478

RE: Avalon at Riverstone, Section 14 (Private Streets)

Dear Commissioner:

A final inspection of the roads for the above referenced subdivision was made, and all of the deficiencies have been corrected. The streets are private and will be maintained by the Homeowner's Association.

The current bond is # [REDACTED] in the amount of \$ 340,200.00. Release bond to:

Mr. Dionicio Hernandez
D And J Construction, Inc.
4907 Bryan Road
Richmond, Texas 77469

If you should have any questions or need additional information please feel free to call.

Sincerely,



Jorge Salgado E.I.T.
Construction Inspector
Engineer Technician I

JS/gyl

Attachment

cc: Mr. Guy Humphrey, Costello, Inc
Mr. Bobby Skinner, Taylor Morrison
Mr. Monte Chappell, D & J Construction
Ms. Pam Sopchak, City of Sugar Land
Mr. Scott Wieghat, FBC Road & Bridge
File

ghumphrey@costelloinc.com
BSkinner@taylormorrison.com
monte@djconst.com
psopchak@sugarlandtx.gov



July 9, 2020

Mr. Jorge Salgado
Fort Bend County Engineering
301 Jackson St., 4th Floor
Richmond, Texas 77469

JUL 20 2020

RE: Street Acceptance for private streets for Avalon at Riverstone Section Fourteen
(name of subdivision)

Dear Mr. Salgado:

This letter shall confirm the requirements regarding provisions by the Riverstone Homeowner's Association (Riverstone HOA) to maintain the private streets in the above referenced subdivision in perpetuity.

Pursuant to the Fort Bend County Regulations of Subdivisions, as amended, and the approved plat, the above referenced subdivision assesses and collects an assessment from all property owners. The revenue generated from the assessment is used to cover specific operating expenses of the subdivision, as well as capital reserve expenses such as maintenance of private streets.

The governing documents of the Riverstone Homeowner's Association (Riverstone HOA), more specifically the Declaration of Covenants, or similar document, grant the authority to the subdivision to levy and collect these assessments and legally obligate each property owner to pay said assessment each year.

Each year, the assessments are placed in a Capital Reserve account. Monies from the Capital Reserve account will be used for repair of the private streets in Avalon at Riverstone Section Fourteen (name of subdivision), as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding Avalon at Riverstone Section Fourteen (name of subdivision) provisions to provide for maintenance of the private streets, please advise me of that. Otherwise, I shall assume this letter satisfies the documentation request. If this is satisfactory then arrangements can be made for the County to inspect these streets and D&J Construction/Taylor Morrison of Texas (Contractor/Developer's name), may request the release of their bond or letter of credit.

Thank you for your review of this matter. If I can be of further assistance, do not hesitate to call me.

Sincerely,

F.W. Reichert III
President – Riverstone HOA